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**Clarke County  
Joint Administrative Services**

**To:** All firms interested in IFB #20-1006

**From:** Mike Legge

**Date:** September 29, 2020

**Phone:**

**Pages:** 4 total

**Re:** Addendum #003 for IFB #20-1006

**CC:**

**ADDENDUM # 003 for IFB #20-1006 JOHNSON-WILLIAMS: CONTROLS REPLACEMENT**

In order to answer questions that we have received pertaining to IFB #20-1006, the Clarke County Purchasing Office is issuing this Addendum #003.

Vendor Question #1: Can you please explain the “substantially complete by December 30, 2020” requirement in greater detail?

*Answer #1: Although CCPS would like for the entire project to be completed in full by December 30th in order for the full project to be funded by CARES funding, CCPS will accept bids from vendors that can guarantee that no less than 90% of the project will be completed by December 30th, with the rest of the project completed no later than February 1, 2021. The selected vendor will be asked to provide CCPS with monthly invoices so that all of the work that is completed before December 30th is clearly documented and invoiced in order to help with our efforts to receive CARES funds.*

Vendor Question #2: The Demolition notes on Appendix D specifies that there are “12 Rooftop heat pump units” however on the rooftop heat pump schematics it only mentions heat pumps 1-11, and the drawing in Appendix E only shows (11) rooftop heat pumps. Please specify how many of these units there are.

*Answer #2: There are eleven (11) rooftop heat pumps.*

Vendor Question #3: The documents released for the bid (the IFB and the Appendices) show plant controllers and rooftop heat pumps, after completing a site visit it is apparent that the building has an additional (57) classroom heat pumps with controllers. Is the intent that these controllers are to be replaced?

*Answer #3: No, those are not part of this project.*

Vendor Question #4: Appendix D states “THE CONTRACTOR SHALL REMOVE ALL HVAC CONTROLS, CONTROL PANELS, SENSORS, AND ACTUATORS AS INDICATED.” The sensors and actuators that are to be removed are not indicated anywhere. Is it the intent that all actuators and field devices should be replaced, or just the defective ones? Replacing all of these devices may take a lot of time and it may be unnecessary. We would recommend to reuse the functional actuators and compatible field devices where possible to save money and time.

*Answer #4: The intent is for all devices to be replaced.*

Vendor Question #5: Appendix D specifies that “THE CONTRACTOR SHALL REMOVE OR ALTER AS NECESSARY ALL EXISTING CONTROLS, ELECTRICAL COMPONENTS, AND APPURTENANCES THAT ARE NOT REQUIRED FOR THE EXISTING SYSTEMS TO REMAIN” Is the intent of this statement that some components, such a wiring, may be reused as long as they are functional and it is not necessary to remove them? Can some of the wiring be reused if it is in an acceptable condition?

*Answer #5: All bidders shall base their bid price on the assumption that all existing wiring will need to be replaced and removed. We will add an optional deduct pricing line on the revised bid response form seen on page 4 below. If the selected vendor identifies wiring that can be reused and does so, the selected vendor will provide CCPS with a credit based on the deduct price.*

Vendor Question #6: Appendix E states “REMOVE EXISTING AIR HANDLING UNIT CONTROLLER, ASSOCIATED CONTROL WIRING, CONDUIT, AND. INSTALL NEW DDC AIR HANDLING UNIT CONTROLLER.” What controller is this referring to? Due to the multitude of points on the units factory controller, we would recommend interfacing with the unit controller as opposed to removing and replacing it.

*Answer #6: The intent and desire is to have the factory controllers replaced.*

Vendor Question #7: On page 9 of Appendix B, section 1.09.1 Existing System Inventory, the specification says “Where applicable, provide a complete and current Building Management System site inventory for all existing field and supervisory controllers to be integrated into the new BMS...” Furthermore, is the intent that specific unit controllers can be reused?

*Answer #7: This refers to controllers and devices not replaced (i.e. unitary water source heat pumps noted previously).*

Vendor Question #8: On Appendix D, in The Water Source Heat Pump System Loop drawings the New Water Source Heat Pump System Digital Controller shows boiler points as being “FROM EXISTING BOILER MASTER CONTROLLER”. Is the intent that the existing boiler master controller should remain, and the listed points for boiler status and alarms should be taken from there and monitored on the new BMS controller for the Water Source Heat Pump System Loop?

*Answer #8: The intent is that the existing boiler master controller will remain and be interfaced into the BAS.*

Vendor Question #9: On page 12-13 of Appendix B, section 2.03.1 the specification says “Where indicated on plans the BMS Contractor shall provide and install a personal computer for command entry, information management, network alarm management, and database management functions. Real-time control functions, including scheduling, history collection and alarming, shall be resident in the BMS Network Automation Engines and Data Server(s) to facilitate greater fault tolerance and reliability.” Where should the BAS server and front end of the system be located?

*Answer #9: Work station to be located in the main boiler room and interfaced with the work station at the Maintenance Director's Office.*

Vendor Question #10: In the Invitation For Bids document, Section 3.D (page 13) states “Currently due to the Covid-19 virus, Johnson-Williams Middle School is in a 100% digital setting. Therefore, no students are in school for the first nine-weeks of the 2020-2021 school year. The first nine weeks is scheduled to end on November 10, 2020. A decision of whether students will return during the second nine-weeks of the 2020-2021 school year has yet to be made. If students return during the second nine-weeks, the selected vendor may have to work with School Officials to schedule work in an effort to reduce classroom distractions.” This decision has the potential to slow down work for the project substantially. Should bidders factor this into the pricing?

- a. If working hours need to be changed from normal to off hours will a change order for the additional labor costs be acceptable? As of now should bidders price the work assuming all normal hours, or should any of the work be priced on off hours?
- b. If the decision at the end of November alters the job schedule, is it possible that the December 30<sup>th</sup> date for substantial completion will be adjusted? Or alternatively is it possible that the project scope could be adjusted?

*Answer #10: There is a substantial amount of work (work on the roof and boiler room) that can be done while classes are in session. However, some work will need to be done in the building in areas that may cause noise or distractions while students are in class. This work would either need to be scheduled on days when classes are not in session or during non-regular working hours (off hours). In case the selected vendor needs to conduct some work during off hours, we are adding an optional add-on line to the revised bid response form below on page 4 below. This optional add-on line asks vendors to identify their hourly labor rate for off hours. If it is deemed that off hours are necessary, CCPS will use the hourly labor rate to amend the contract by issuing a change order.*

*To conclude, all bidders should assume that all work can be completed during normal hours for the lump sum bid pricing. If the **selected** vendor and CCPS agree that some work during off hours is needed, a change order may be issued at that time.*

Please be sure to complete the bottom portion of this and include a signed copy with your proposal form.

+++++  
PRINT, PLEASE:  
Yes, I acknowledge receipt of this addendum #003 for the IFB #20-1006.

Name \_\_\_\_\_ Name of Company \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
E-Mail \_\_\_\_\_

This page revises and replaces page 15 of the original IFB. Therefore, please use this page in your bid packet to replace page 15.

Attachment B – Bid Response Form.

Note: Sealed Bids should be clearly marked, “IFB #20-1006 JOHNSON-WILLIAMS MIDDLE SCHOOL: CONTROLS REPLACEMENT” and must be received in the Clarke County Purchasing Office before 3:00:00 P.M., Tuesday, October 6, 2020. Bids received after this time will not be accepted. The official time will be determined by the clock in the Purchasing Office.

This form should be completed and returned, IN TRIPLICATE, as part of your bid packet.

1. PRICING

Lump sum price to provide all materials, equipment, insurance, bonds, labor, etc. needed to fully complete the Johnson-Williams Middle School Controls Replacement Project as specified in this IFB.

\$ \_\_\_\_\_

2. OPTIONAL ADD-ON PRICING: HOURLY LABOR RATE FOR OFF HOUR WORK  
(Off hour work is any work conducted outside the hours of Monday-Friday 8:00 a.m. to 5:00 p.m.)

\$ \_\_\_\_\_ Weekday Rate outside range of 8:00 a.m. to 5:00 p.m.

\$ \_\_\_\_\_ Weekend Rate

*\*There is a substantial amount of work (work on the roof and boiler room) that can be done while classes are in session. However, some work will need to be done in the building in areas that may cause noise or distractions while students are in class. This work would either need to be scheduled on days when classes are not in session or during non-regular working hours (off hours). In case, the selected vendor needs to conduct some work during off hours, this hourly labor rate for off hour work may be used to determine a change order amount, if necessary.*

*To conclude, all bidders should assume that all work can be completed during normal hours for the lump sum bid pricing. If the **selected** vendor and CCPS agree that some work during off hours is needed, a change order may be issued at that time.*

3. OPTIONAL DEDUCT: Credit for existing wiring that can be kept and reused:

\$ \_\_\_\_\_ per linear foot

*All bidders shall base their bid price on the assumption that all existing wiring will need to be replaced and removed. If the selected vendor identifies wiring that can be reused and does so, the selected vendor will provide CCPS with a credit based on the deduct price.*

ESTIMATED CALENDAR DAYS TO COMPLETE THE JOB FROM TIME OF AWARD

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*Note that the lump sum price will be used to determine the apparent low bidder.*